176.0	0006	0026.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	730,900 /	730,900
USE VALUE:	730,900 /	730,900
ASSESSED:	730,900 /	730,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEIHS JOSEPH & HAGIT
Owner 2:	
Owner 3:	
Street 1:	66 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KIECZA DANIEL O -
Owner 2:	SPIESEL SIRRI S -
Street 1:	66 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,572 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Wood Shingle Exterior and 1610 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3572.000	361,600	300	369,000	730,900
Total Card	0.082	361,600	300	369,000	730,900
Total Parcel	0.082	361,600	300	369,000	730,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.98 | /Parcel: 453.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
118624			09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 176.0-0006-0026.0

!13787!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,600	300	3,572.	369,000	730,900	730,900	Year End Roll	12/18/2019
2019	101	FV	274,600	300	3,572.	363,700	638,600	638,600	Year End Roll	1/3/2019
2018	101	FV	282,200	300	3,572.	279,400	561,900	561,900	Year End Roll	12/20/2017
2017	101	FV	282,200	300	3,572.	263,600	546,100	546,100	Year End Roll	1/3/2017
2016	101	FV	312,800	300	3,572.	242,500	555,600	555,600	Year End	1/4/2016
2015	101	FV	305,100	300	3,572.	226,700	532,100	532,100	Year End Roll	12/11/2014
2014	101	FV	305,100	300	3,572.	208,800	514,200	514,200	Year End Roll	12/16/2013
2013	101	FV	305,100	300	3,572.	208,800	514,200	514,200		12/13/2012

PRINT

Date	Time
12/11/20	03:41:35

LAST REV

Date	Time
09/27/18	11:34:06
apro	

USER DEFINED

Prior Id # 1:	118624
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13787

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIECZA DANIEL O	66244-18		10/19/2015		641,500	No	No		
PRUDENTIAL RESI	42452-177		4/9/2004		459,000	No	No		
MARTIN WILLIAM/	42452-174		4/9/2004		459,000	No	No		
MCISAAC MICHAEL	34617-177		1/22/2002		340,000	No	No		
USSEGLIO JOSEPH	29291-153		10/29/1998		85,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2014	821	Heat App	8,000					
6/20/2014	730	Solar Pa	21,384					
5/7/2003	336	Siding	18,000					
4/4/2002	205	Re-Roof	6,950	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Inspected	CC	Chris C
7/30/2018	MEAS&NOTICE	BS	Barbara S
7/13/2016	Sales Review	PT	Paul T
3/21/2016	SQ Returned	EMK	Ellen K
7/22/2014	Info Fm Prmt	PC	PHIL C
7/1/2014	External Ins	PC	PHIL C
11/11/2008	Meas/Inspect	189	PATRIOT
8/11/2005	MLS	BR	B Rossignol
8/11/2005	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3572		Sq. Ft.	Site		0	70.	1.48	6									369,012						369,000	

Total AC/HA:	0.08200	Total SF/SM:	3572	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	369,012	Spl Credit		Total:	369,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30217385
Const Adj.:	0.99989998
Adj $ / SQ:	162.755
Other Features:	85083
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444278
Depreciation:	82636
Depreciated Total:	361642

COMMENTS

SCUTTLE HOLE. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

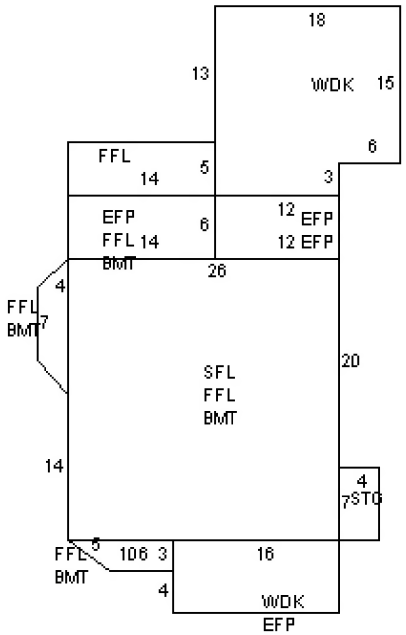
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.03
Special Features:	0	Val/Su Net:	111.81
Final Total:	361600	Val/Su SzAd	224.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	908	162.760	147,782
BMT	Basement	838	48.830	40,917
SFL	Second Floor	702	162.760	114,254
WDK	Deck	418	8.390	3,508
EFP	Enclos Porch	340	35.230	11,978
STG	Storage	28	13.140	368

Net Sketched Area:	3,234			Total:	318,807
Size Ad	1610	Gross Are	3234	FinArea	1610

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0006-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	4X18	G	AV	1950	7.50	T	40.8	101			300			300

More: N	Total Yard Items:	300	Total Special Featues:		Total: 300